



Thwaites Oak Close,
Tivetshall St Margaret, South Norfolk.



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ESTATE AGENTS

A modern, well presented semi-detached house, overlooking the village green. Accommodation includes three bedrooms and a spacious conservatory which has lovely views over the good sized and established rear garden and benefits from ample off-road parking and garage.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Garage
- Ample Car Parking
- Attractive Gardens



The Property

The front door opens into the entrance hall to the left of which is a cloakroom with WC, wash basin and window to the side aspect. A further door opens into the sitting room with window to the front aspect overlooking the green and stairs leading to the first floor accommodation. The open fireplace has a modern timber and tiled surround and hearth. The kitchen/dining room is well fitted with a matching range of wall, base and drawer units, tiled floor, worktops with inset stainless steel 1 ½ bowl sink and hob with extractor over. There is a built-in double electric oven and space for appliances and wall mounted oil fired boiler. Double doors lead into the spacious conservatory also with a tiled floor and offering lovely views over the rear garden.

Stairs rise to the first floor landing with window to the side aspect and doors to all bedrooms and the bathroom. The master bedroom has a built-in cupboard and window overlooking the front aspect, the second bedroom, also has a window to the rear overlooking the rear garden, built-in airing cupboard housing the hot water tank and a further built-in cupboard. The third, single bedroom overlooks the front. The bathroom comprises a bath with shower over and glazed screen, WC and wash basin set in a vanity unit, heated towel rail and window to the rear.







Outside

A driveway provides parking as well as a paved area to the front of the house and leads to the garage with up and door, power and light connected and plumbing for a washing machine. A side gate provides access to the attractive, fully enclosed rear garden which is a good size and mainly laid lawn with well stocked shrub borders and pretty flower beds. A paved patio to the rear of the conservatory provides an ideal spot to sit and enjoy the garden.

Location

Tivetshall St Margaret is a popular village with good road links to Norwich and Diss and includes its own Primary School. The market town of Diss is approximately 6 miles away and offers excellent amenities including schools, three supermarkets, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil Fired Central Heating
Mains drainage, water and electricity are connected.
Energy Rating: tbc

Local Authority:

South Norfolk Council
Tax Band: B
Postcode: NR15 2AW
What3Words: remarks.splinters.memory

Tenure

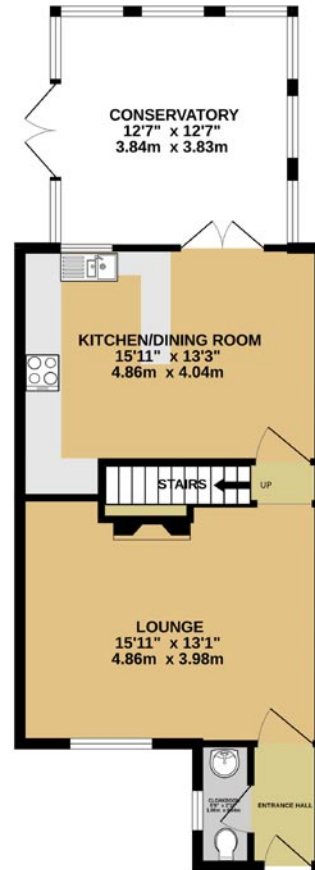
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £285,000

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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